



December 2005
18th Edition

DEVELOPMENT SERVICES NEWSLETTER

IN THIS ISSUE:

Licensing for Builders.....1
Permit Fees 1

*Proper Bonding of
Electrical Equipment.....2*

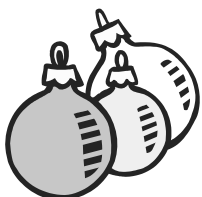
Receptacle Requirements....2

*News, Notes, Reminders
and Q & A..... 3*

Special Conditions.....4
Liability Insurance.....4

- **MISSION STATEMENT:**
“Our Mission is to encourage and promote safe, quality development and construction in the City of Salina.”
- **PME MEETING:** The Plumbing, Mechanical & Electrical Contractors meeting is held quarterly in March, June, September and December usually on the first Wednesday at 7:00 p.m. in Rm. 201 of the Bi-Centennial Center.
- **BUILDING ADVISORY BOARD MEETING DATES:**
Tuesday, Dec. 13th
Tuesday, Jan. 10th
Tuesday, Feb. 14th
Meetings are at 4:00 p.m. in Rm. 107 of the City County Building
- **WELCOME!** Laurie Vail is the newest member of our Building Services team. Laurie is a Permit Technician I. Her primary duties include processing stand alone permits, paging inspections and coordinating other activities and appointments for the inspection staff.
- **CONGRATULATIONS!** Sean Pilcher, Building Inspector, recently passed the mechanical inspector's certification test.

Happy Holidays!



Building Advisory Board Approves Contractor Licensing for Builders

As we announced in our last newsletter, the Building Advisory Board has met in the intervening months to discuss whether or not Salina should join the growing list of communities that are requiring general contractor licensing as opposed to simple registration. After much discussion, which included participation from local contractor associations, the Board unanimously voted to recommend general contractor licensing to the City Commission.

The Board also discussed specific details with regard to the licensing program including creating several classes of licenses, and recommending a provisional license (aka “grandfathered”) whereby any contractor who is registered today could be licensed in the category for which they normally do business without having to be tested, provided they meet some basic requirements.

At the **December 13, 2005 (4:00 pm in Room 107) meeting** the Building Advisory Board will consider draft language for an ordinance which will address the proposed requirements and the specifics thereof for contractor licensing and testing of builders. Upon approval by the Building Advisory Board of a draft ordinance, city staff will present the draft to the Salina City Commission, at a future meeting, with a request for consideration and approval.

The Board currently has an opening for a HVAC contractor. If you are interested in participating on this board please submit an “Expression of Interest” form, which can be found on our website at www.salina-ks.gov or come to Room 206, City Clerk's office, to obtain a form.

The Building Advisory Board is an open public meeting and we encourage those of you in the construction trades to attend these meetings. It is an opportunity for you to express your opinions regarding specific agenda items. If you have any questions about the Building Advisory Board functions please call Sue Cline or Mike Roberts at 309-5715.

CITY HOLDS THE LINE ON BUILDING PERMIT FEES

We are pleased to announce that, for the second consecutive year, there will be no fee increases for permits or services in Building Services. In an environment where construction costs continue to rise, we are committed to providing the same level of customer service at no additional cost. We hope that holding costs down will help you in the marketplace.

HOLIDAYS

All City offices will be closed for Christmas on Dec. 23 & 26,
and for New Years on Jan. 2.

The Building Services Division will be open on Martin Luther King holiday,
January 16th and President's Day holiday on February 20th

PROPER BONDING OF ELECTRICAL EQUIPMENT

Recent field inspections have identified two common installations dealing with bonding that appear to be in conflict with the National Electric Code.

The first installation practice pertains to grounding between the meter can and the first disconnect. In several instances we have noted that the "Grounding Electrode Conductor" (GEC) is being installed as a "Parallel Conductor" to the "Grounded" or "Neutral" conductor. Perhaps this installation became common practice when installers mistakenly combined the provisions of Westar's Electrical Service Standards (SS21.0) Examples A & B. However, this installation practice is in conflict with the 2002 National Electrical Code (as well as previous editions).

Understanding the definitions in the NEC or any Model Code is the first step in code compliance. The following are definitions from the 2002 NEC.

- ♦ A **"Grounded Conductor" (Neutral)** is a system or circuit conductor that is intentionally grounded.
- ♦ A **"Grounding Electrode Conductor"** is a conductor used to connect the "Grounding Electrode(s)" to the equipment grounding conductor, the grounded conductor (Neutral), or both, at the service, at each building or structure where supplied from a common service or at the source of a separately derived system.

The purpose of the **"Grounded Conductor"** is to carry the "Unbalanced Current" of the electrical system. The purpose of the **"Grounding Electrode Conductor"** (GEC) is to stabilize the voltage of the electrical system and to limit the voltage imposed on the system by

lightning, line surges, or unintentional contact with lines distributing a higher voltage. The only time the GEC should be a current carrying conductor is when a fault has occurred. When the GEC is installed between the meter lugs and the main disconnect, it has become a current carrying conductor, particularly if the continuity of the grounded conductor is lost or compromised. The GEC may be terminated at the meter can or at the main disconnect, but should not travel between the two.

The second installation practice deals with means of protection for the GEC. If you choose to install the GEC in metal conduit be aware of the bonding requirements in article 250.92 (A) (3) which states "any metallic raceway or armor enclosing a grounding electrode conductor as specified in 250.64 (B). Bonding shall apply at each end and all intervening raceways, boxes, and enclosures between the service equipment and the grounding electrode". Typically, the installer is failing to bond the lower end of metallic raceways. When a single conductor is carrying lightning current through a steel raceway, the raceway will act as an inductor, which will limit or "choke" the current flow through the GEC. IEEE Standard 142 "Green Book" states that a "choke" like this could reduce the current flow by 97%. Using Schedule 40 PVC in areas where protection is not a requirement will be permitted. All locations in harms way would require steel conduit properly bonded at both ends, or schedule 80 PVC.

Mandatory compliance with these requirements will begin March 1, 2006.

REQUIREMENTS FOR RECEPTACLE ENCLOSURES IN OUTDOOR WET LOCATIONS

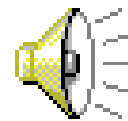
We would like to direct your attention to a provision in the **National Electric Code** regarding the type of cover that is required for a receptacle in an exterior wet location.

Article 403.8(A) says that "a receptacle shall be considered to be in a location protected from the weather (in other words damp and not wet) where located under roofed open porches, canopies, marquees, and the like and will not be subjected to a beating rain or water runoff". From this description it is clear that a receptacle would not meet the intent of this provision for a damp rather than wet location if it is located on a building exterior and is only protected by an eave 7' or 8' above the receptacle. Article 403.8(B)(1) requires that receptacles located in outdoor wet locations must be provided with "an enclosure that is weatherproof whether or not the attachment plug cap is inserted". This means that the required cover for receptacles in these types of locations must be the bubble-type "in-use" cover that will protect the receptacle and plug cap. This would apply to commercial as well as residential installations.

Although Article 403.8(B)(2)(b) does not require an in-use cover for service receptacles in other locations where the product intended to be plugged in will be attended (such as portable tools), this section would not apply to any outdoor receptacles generally identified in section (B)(1). **Mandatory compliance with this provision will begin March 1, 2006.** If you have a question about a specific receptacle location and whether or not it should be designated as a damp or wet location for the purpose of determining the cover type, please contact our staff at 309-5715.



Q & A



WHOSE LINE IS IT ANYWAY?

Kansas Gas Service representatives have informed us that they have recently encountered several situations where alterations have been made to the yard service gas line supplying a residence by a private contractor. In these particular situations, the gas meter was remotely located from the residence, so the work occurred downstream of the meter. KGS has asked us to remind our local contractors that, according to Kansas Statute 66-1,157a, regardless of where the meter is located the service line leading to the structure belongs to the gas utility and not the property owner. If an alteration needs to be made to the service line in order to relocate the service entrance or to tap the line to serve another building for example, KGS must be notified and they will perform that work. They will take that opportunity to relocate the meter to a location adjacent to the building, and the utility customer will be charged for the relocation work. **If you have any questions regarding this policy, please contact Tom Adamson, Construction Supervisor with Kansas Gas Service at 822-3500.**

individual. The requirement would therefore apply to most employee restrooms. While some manufacturers are producing a few sink faucets with integral pressure balance/thermostatic mixing valves they are generally quite expensive. The more cost-effective way to meet this requirement is through the use of mixing valves to deliver tempered water to the faucet. These are routinely used in restaurant applications, and may be installed as a point-of-use valve, or installed to provide water to several fixtures.

This notice is intended to advise our local designers and contractors that ***effective January 1, 2006 we will begin requiring verification at the plan review stage for all new projects that these requirements will be met.*** We would also like to remind the plumbing contractors that, as the licensed installer, you are equally responsible for assuring that the final installation is code compliant. If the designer has not specified the type of faucet to be used, or how the water temperature is to be controlled, it would be your responsibility to provide the conforming equipment.

SOMETHING OLD, SOMETHING NEW

The 1997 Uniform Plumbing Code (UPC) included a provision that self-closing or self-closing metering faucets must be installed on lavatories intended to serve the transient public, such as those in, but not limited to, service stations, train stations, airports, restaurants, and convention halls. Metered faucets must deliver not more than .25 gallons of water per use (Section 402.4). As this is a design requirement that is found in the plumbing code, and not in the building code, we have found that these types of faucets have not consistently been specified by the designers for these types of occupancies.

A **new** requirement in the 2003 UPC regarding all public use lavatories requires that hot water delivered from the faucets shall be limited to a maximum temperature of 120°F. The water heater thermostat shall not be considered a control for meeting this provision (Section 414.1). The plumbing code defines public-use as any use other than residences, private bathrooms in hotels and hospitals, and restrooms in commercial establishments, that are intended for use by other than a family or the same

Q: Why can't I call an inspector directly on his cell phone when I need an inspection?

A: In order to maintain accurate records the inspection requests are logged in the office before they are communicated to the inspector in the field. Some inspections are time sensitive and are scheduled as such and others are processed in the order in which they are received. The Permit Technicians manage the schedules for the inspectors. Once a permit number is verified as a valid permit, your inspection request is paged out to the inspector, usually within five minutes of your request. When you have a question and need to talk to a specific inspector that request will also be paged to the appropriate inspector. The field inspectors will use their cell phones to return calls to contractors as they have time during the day. **The Building Services Permit Technicians are Toni, Laurie and Jennifer. They are happy to assist you and they will make every effort to get an inspector to your job site as quickly as possible.**

Merry Christmas &
Happy New Year!

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Visit the City Website
at www.salina-ks.gov

The Building Services Division has its own web page, accessible from the City's Homepage. Other city departments also have information available on this website. To view a specific department web page, click on Departments. The website contains a variety of useful information including permit forms, fees, local code amendments, past newsletters, and public meeting agendas.

ATTENTION—General Contractors

When there are special conditions associated with the issuance of a building permit please take time to review those special conditions as soon as you receive your permit and let us know immediately if you have any questions about them. Some special conditions have timelines for completion like "within 30 days of issuance of permit" and others are to be completed "prior to the final inspection and issuance of a Certificate of Occupancy". Although it is ultimately the responsibility of the property owner and/or the general contractor to be sure the conditions are met and completed, city staff has recently implemented an internal follow up system for special conditions on commercial building permits. You may be receiving a call from us during construction with gentle reminders about the status of certain special conditions.

REMINDER—Proof of Liability Insurance

The City Clerk's office will send one letter only to the licensed contracting company to remind you that you need to submit proof of liability insurance. If the City Clerk's office does not receive the required insurance certificate your license or registration shall be suspended without further notice. Once a license/registration is suspended you are not to perform work, or obtain permits and inspections within the city limits of Salina. It is up to the contractor to double check with the City to be sure the certificate of liability insurance has been sent or faxed to the City Clerk's office. If you have any questions about contractor licensing please contact the Shandi Wicks at 785-309-5735.

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